



# Town Council Agenda Report

**SUBJECT:** SITE PLAN

**TITLE OF AGENDA ITEM:** SP 8-5-99 Regency Park Drive modification, 15400 SW 50th Street

**REPORT IN BRIEF:** The applicant requests approval for a modification to the northern most interior perimeter road within the Master Plan of Regency park. The modifications will include a widening of the entrance off of SW 148 Avenue from 24 feet to 40 feet, and increasing the width from 24 feet to 35 feet for the remainder of the roadway up to the proposed site of Tract B. These changes have created the addition of a center turn lane for the existing parcels on the north and south sides of the road. Landscaping has been altered due to the above changes which has resulted in the existing trees and palms being removed or relocated on site.

**PREVIOUS ACTIONS:** Not applicable

**CONCURRENCES:** The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

1. Providing accent trees every 100lf on both sides of roadway.
2. Changing the proposed Java Plum trees to Live Oak along the west perimeter adjacent to the lake.
3. Providing shrubs/groundcover on the north side of the entrance to match the south side.

**FISCAL IMPACT:** Not applicable

**RECOMMENDATION(S):** Motion to approve the site plan subject to the planning report (4-0)

**Attachment(s):** Planning report, Application, Subject site map, Landuse map, Aerial.

**TOWN OF DAVIE  
PLANNING AND ZONING DIVISION  
PLANNING REPORT**

**SITE PLAN:** Regency Park Roadway Modification  
SP 8-5-99

**APPLICANT:**      **Petitioner:** Charles Putman and Associates  
                                 **Owner:** Regency Square at Broward Joint Venture

**ANALYSIS:**      **Land Use/Zoning:** PUD (Planned Commercial)  
                                 **Location:** 15400 SW 50 Street

The applicant requests approval for a modification to the northern most interior perimeter road within the Master Plan of Regency park. The modifications will include a widening of the entrance off of SW 148 Avenue from 24 feet to 40 feet, and increasing the width from 24 feet to 35 feet for the remainder of the roadway up to the proposed site of Tract B. These changes have created the addition of a center turn lane for the existing parcels on the north and south sides of the road.

Landscaping has been altered due to the above changes which has resulted in the existing trees and palms being removed or relocated on site. Trees or palms in poor condition or on the exotic species list will be removed. All others will be relocated at the entrance and throughout the master plan. The landscape plan has proposed a Live Oak theme that will tie into the Tract B roadway plan. In addition to the canopy trees will be a continuous hedge of Cocoplum.

The site plan is in conformance with Town Code requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION:** APPROVAL subject to the following:

1. Providing accent trees every 100 lf on both sides of roadway.
2. Changing the proposed Java Plum trees to Live Oak along the west perimeter adjacent to the lake.
3. Providing shrubs/groundcover on the north side of the entrance to match the south side.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend APPROVAL subject to the planning report (4-0)

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

EXISTING ZONING: PUD (Planned Commercial)

LAND USE DESIGNATION: Commercial

ROADWAY MODIFICATION

**TOWN OF DAVIE USE ONLY**

SITE PLAN NO. 8-5-99

SEE: SP 6-4-99

FEE \$ 4,538.00

RECEIPT NO. 7642

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks Payable to TOWN OF DAVIE

DATE FILED: JUNE 29, 1999

NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: \_\_\_\_\_

FLOOR AREA: \_\_\_\_\_

NO. OF UNITS: \_\_\_\_\_

PETITIONER: Charles Putman & Associates

ADDRESS: 4722 N.W. Boca Raton Boulevard, Suite C-106  
Boca Raton, Florida 33431

PHONE: 561/ 994-6411

RELATIONSHIP TO PROPERTY: Agent

OWNER: Regency Square at Broward Joint Venture

ADDRESS: 1541 Sunset Drive, Suite 300, Coral Gables, Florida 33143

PROJECT NAME/SUBDIVISION NAME: Park  
Regency Square (PB 121, Page 48)

PROJECT ADDRESS: 15400 SW 50 ST.  
4801-4991 S.W. 148th Avenue, Davie, Florida 33330

LEGAL DESCRIPTION: See Attached

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS \_\_\_\_\_ NUMBER OF SURVEYS \_\_\_\_\_

APPROVE AS TO FORM: \_\_\_\_\_ DATE: \_\_\_\_\_

DEVELOPMENT REVIEW COMMITTEE DATE: \_\_\_\_\_

SITE PLAN COMMITTEE MEETING DATE: \_\_\_\_\_

TOWN COUNCIL MEETING DATE: \_\_\_\_\_

Regency Square at Broward Joint Venture, a  
Texas Joint Venture  
By: SEC Commercial Realty Group, Inc., a  
Florida Corporation, Its Manager  
By: Gerald M. Higier, Chairman

OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

1541 Sunset Avenue, Suite 300

ADDRESS

Coral Gables, Florida 33143

CITY, STATE, ZIP

(305) 666-2140

PHONE

(305)

The foregoing instrument was acknowledged before me  
this 30 day of August, 1999 by  
Gerald M. Higier who is personally  
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:



PETITIONER'S NAME

PETITIONER'S SIGNATURE

ADDRESS

CITY, STATE, ZIP

PHONE

The foregoing instrument was acknowledged before me  
this 1st day of September, 1999, by  
Charles Pitman who is personally  
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:



OFFICE USE ONLY

# URBAN ALTA/ACSM LAND TITLE SURVEY

## DESCRIPTION

Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, Page 48, in the Public Records of Broward County, Florida.

### LESS: PARCEL 1

A parcel of land lying in the SE 1/4 of Section 28, Township 50 South, Range 40 East, being a portion of Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, page 48 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at the most Northeast corner of said Tract 'A', said point being on the Southerly right-of-way line of Griffin Road, as in Official Records Book 9215, page 913, of said Broward County Public Records; thence run South 46°33'39" East for a distance of 49.34 feet to the Westerly right-of-way line of Volunteer Road (S.W. 148th Avenue), as in Official Records Book 7830, page 57; thence run South 01°44'27" East for a distance of 80.70 feet; thence run South 05°09'04" West for a distance of 100.00 feet; (the preceding two bearings and distances being along the Westerly right-of-way line of said Volunteer Road); thence run North 01°44'27" West for a distance of 132.95 feet; thence run North 04°15'33" East for a distance of 43.65 feet; thence run North 43°33'40" West for a distance of 51.87 feet to the said Southerly right-of-way line of Griffin Road; thence run North 88°37'08" East for a distance of 7.25 feet to the Point of Beginning.

### AND LESS: PARCEL 2

That portion of Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, page 48, in the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract A; thence run North 01°44'27" West along the West line of said Tract A, for a distance of 1065.01 feet to the Point of Beginning; thence continue North 01°44'27" West along said West line, for a distance of 339.99 feet to the Northwest corner of said Tract A; thence run North 85°16'30" East along the North line of said Tract A, for a distance of 183.50 feet; thence run South 01°44'27" East for a distance of 239.75 feet; thence run South 57°19'46" West for a distance of 213.63 feet to the Point of Beginning.

### AND LESS: PARCEL 3

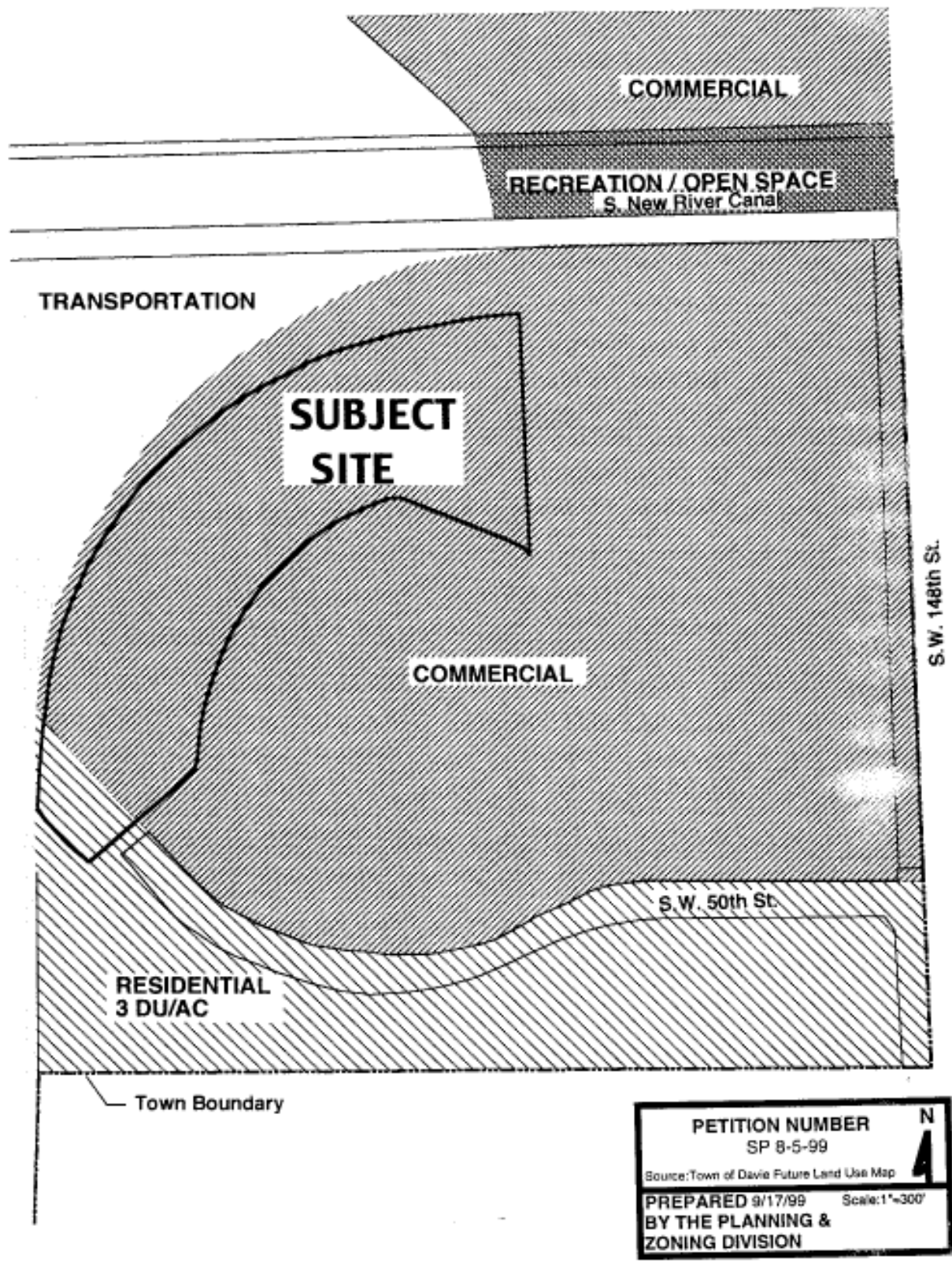
That portion of Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, page 48, in the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract A; thence run North 01°44'27" West along the West line of said Tract A, for a distance of 1065.01 feet to the Point of Beginning; thence continue North 01°44'27" West along said West line, for a distance of 339.99 feet to the North line of said Tract A; thence along said North line the following three courses: (1) North 85°16'30" East for a distance 626.12 feet; (2) South 01°22'52" East for a distance of 0.75 feet; (3) North 88°37'08" East for a distance of 164.95 feet to the East line of said Tract A; thence along the East line of said Tract A, the following four courses: (1) South 46°33'39" East for a distance of 49.34 feet; (2) South 01°44'27" East for a distance of 80.70 feet; (3) South 05°09'04" West for a distance of 100.00 feet; (4) South 01°44'27" East for a distance of 34.02 feet; thence run South 88°15'33" West for a distance of 609.72 feet; thence run South 57°19'46" West for a distance of 236.99 feet to the Point of Beginning.

### AND LESS: PARCEL 4

That portion of Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, page 48 in the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract A; thence on an assumed bearing of North 01°44'27" West along the West line of said Tract A, for a distance of 1065.01 feet; thence run North 57°19'46" East for a distance of 236.99 feet; thence run North 88°15'33" East for a distance of 609.72 feet to a point on the East line of said Tract A; thence run South 01°44'27" East along the said East line for a distance of 60.00 feet to the Point of Beginning; thence continue South 01°44'27" East along said East line for a distance of 165.00 feet; thence run South 88°15'33" West for a distance of 200.00 feet; thence run North 01°44'27" West for a distance of 165.00 feet; thence run North 88°15'33" East for a distance of 200.00 feet to the Point of Beginning.



T

A-1

S. New River Canal

Griffin Rd.

**SUBJECT  
SITE**

Regency (121-8)

Lake

**P.U.D.  
(COUNTY)**

S.W. 148th Ave.

S.W. 50th St.

28 2

33

**PETITION NUMBER**

**SP 8-5-99**

**N  
4**

**PREPARED 9/17/99  
BY THE PLANNING &  
ZONING DIVISION**

Scale: 1"= 300'



